

MINUTES OF THE REGULAR MEETING

OF THE

COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

May 18, 2004

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, May 18, 2004, at 8:30 a.m. at the Senior Housing North – Dickens & Burling Apartments, 2111 North Halsted, Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present: Sharon Gist Gilliam
Hallie Amey
Mamie Bone
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Martin Nesbitt
Carlos Ponce
Sandra Young

Absent: None

Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Chairperson Gilliam then announced the induction of two of CHA's most active seniors, Oda Henderson and Lillian Hart, to the Mayors Hall of Fame. The Commissioners and public warmly applauded both Ms. Henderson and Ms. Hart and offered their congratulatory praises.

Terry Peterson, Chief Executive Officer, then presented his monthly report. Mr. Peterson commenced his report by introducing new additions to the CHA staff which included Rita Frye, Relocation Monitor, Barbara McKenzie, Comptroller and Dwight Dahl, Deputy Chief Financial Officer. Mr. Peterson then highlighted today's agenda which advances the mission of the Plan For Transformation by seeking approval to enter into supportive services agreements that will help residents returning to Stateway and Rockwell and the approval of an agreement with After School Matters Program to help train 220 CHA teenagers for summer jobs. Mr. Peterson concluded his report by assuring the Commissioners and public at large that every Board meeting brings further signs of progress – from last weekend's groundbreaking at Lake Park Crescent to several upcoming construction activities.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam thereupon introduced for approval the Minutes of the Regular Meeting held on April 20, 2004. Upon Motion made and properly seconded, the Minutes for April 20, 2004 were unanimously approved and accepted as submitted.

The Chairperson thereupon introduced Executive Session Items 1 and 2 discussed in Executive Session. Commissioner Ivers presented a Motion to approve the Resolutions for Executive Session Items 1 and 2.

(Executive Session Item 1)

RESOLUTION NO. 2004-CHA-52

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 4, 2004, requesting that the Board of Commissioners approves the Personnel Actions Report for April 2004.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Report for April 2004.

(Executive Session Item 2)

RESOLUTION NO. 2004-CHA-53

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated April 22, 2004, entitled "Approval of Reimbursement Arrangement between the City of Chicago and the Chicago Housing Authority".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners of the Chicago Housing Authority authorizes the Chief Executive Officer or his designee to reimburse the City of Chicago for salary and benefits paid to the CHA's Chief Executive Officer for the period January 1, 2004 through December 31, 2005.

The motion to adopt Executive Session Items 1 and 2 was seconded by Commissioner Amey and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Mamie Bone
	Earnest Gates
	Dr. Mildred Harris
	Lori Healey
	Michael Ivers
	Martin Nesbitt
	Carlos Ponce
	Sandra Young
Nays:	None

The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Nesbitt, Chairperson of the Finance & Audit Committee, presented the monthly report. Per Commissioner Nesbitt, the Finance & Audit Committee meeting was held on Wednesday, May 12, 2004, at the 626 Corporate Office and the Chief Financial Officer and his staff presented the Committee with the 1st Quarter Financial report, a Quarterly Grant Update and the Treasury and Cash Flow Report as of April 30, 2004.

Commissioner Nesbitt then introduced a Motion for adoption of the resolution for Item A1 discussed, voted and recommended for Board approval by the Finance and Audit Committee.

(Item A1)

The Resolution for Item A1 approves amendment to the Annual Contributions Contract to add units under the Projects IL06P002152, 196 and 204 to the ACC C-1014 for the operating subsidy for those units reflecting the transfer of completed projects from ACC C-1150 between the Receive and HUD and add units under Project IL06P002223. The new addendum in addition to the changes under this Amendment also reflects that projects IL06P002184 and 208 under ACC C-1014 are being transferred from development to operation.

RESOLUTION NO. 2004-CHA-54

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 4, 2004, entitled Recommendation to Execute Amendment to the Chicago Housing Authority's Annual Contributions Contract C-1014 for Project Nos. IL06P002152, 184, 196, 204 and 208.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Chicago Housing Authority shall enter into Amendment with modifying the terms of the Annual Contributions Contract C-1014 with U.S. Department of Housing and Urban Development to add 90 units under Project Nos. IL06P002152, 196 and 204 and transfer of Projects IL06P002184 and 208 from development to operation, and 204 and the Chief Executive Officer, or his designee, is hereby authorized and directed to execute such Amendment to he Annual Contributions Contract C-1014 in quintuplicate and the Custodian and Keeper of Records is authorized and directed to attest and impress the official seal of the Chicago Housing Authority on each such counterpart. The aforesaid Amendment shall be substantially in the attached form.

The Motion to adopt the resolution for Item A1 was seconded by Commissioner Gates and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Mamie Bone
	Earnest Gates
	Dr. Mildred Harris
	Lori Healey
	Michael Ivers
	Martin Nesbitt
	Carlos Ponce
	Sandra Young

Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted. The Finance and Audit Committee report was also accepted in total.

Commissioner Gates, Chairperson of the Operations & Facilities Committee, then presented the monthly report. Per Commissioner Gates, the Operations & Facilities Committee met on Wednesday, May 12, 2004, at the 626 Corporate Offices. No presentation was scheduled for this Committee.

Commissioner Gates then introduced an Omnibus Motion for adoption of resolutions for Items B1 through B5, discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

(Item B1)

As part of the Capital Improvement Program, bids were solicited for Senior Housing Site improvements at the Parkview and Parkside Apartments. The scope of work covers removal and replacement of damaged site concrete, including sidewalks and the bases of light poles. Soil removal and remediation will be performed, including excavation and disposal of contaminated soil, excavation of unsuitable soil and refill of soil where needed. In addition a trash enclosure will be constructed and exterior lighting will be improved. The sewers and drainage will be upgraded and asphalt paving work will be done. The CHA advertised the bid in area newspapers and also mailed flyers to 34 firms, including 11 MBE/WBE/DBE firms. Of the five bids received and opened, G.F. Structures Corporation was the lowest responsive and responsible bidder. Accordingly, the resolution for Item B1 approves award of contract to G.F. Structure.

RESOLUTION NO. 2004-CHA - 55

WHEREAS, the Board of Commissioners has reviewed Board Letter dated May 4, 2004, entitled "Authorization to execute a contract with G. F. Structures Corporation for Senior Housing Site Improvements at the Parkview Apartments (IL2-042A) and Parkside Apartments (IL2-079)";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with G. F. Structures Corporation in the amount of \$ 676,964.00 for Senior Housing site improvements at the Parkview Apartments (IL2-042A) at 3916 W. Washington and the Parkside Apartments (IL2-079) at 5670 W. Lake. The contract will be awarded for a term of four (4) months from the date of the Notice to Proceed, subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

(Item B2)

The resolution for Item B2 approves award of contract to General Building & Maintenance Company for site improvements at the Sheridan/Leland and Castleman Apartments under the Capital Improvement Program. The scope of work and procurement process is similar to Item B1

RESOLUTION NO. 2004-CHA - 56

WHEREAS, the Board of Commissioners has reviewed Board Letter dated May 3, 2004, entitled "Authorization to execute a contract with General Building & Maintenance Company for Senior Housing Site Improvements at the Sheridan/Leland Apartments (IL2-056) and the Castleman Apartments (IL2-040)";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with General Building & Maintenance Company in the amount of \$465,466.00 for Senior Housing site improvements at the Sheridan/Leland Apartments (IL2-056) at 4645 N. Sheridan Rd. and the Castleman Apartments (IL2-040) at 4945 N. Sheridan Rd.. The contract will be awarded for a term of four (4) months from the date of the Notice to Proceed, subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

(Item B3)

As part of the Capital Improvement Program, bids were solicited for masonry repairs at the Major Robert Lawrence Apartments at 655 W. 65th Street. The scope of work covers the general rehabilitation of the masonry façade. At pre-chosen locations, bricks and other masonry units that are damaged, spalled or deteriorated will be removed. Of the four bids received, the lowest responsive and responsible bidder was All-Bry Construction. Accordingly, the resolution for Item B3 approves award of contract to All-Bry.

RESOLUTION NO. 2004-CHA - 57

WHEREAS, the Board of Commissioners has reviewed Board Letter dated May 3, 2004, entitled "Authorization to execute a contract with All-Bry Construction Company for masonry repairs at the Major Robert H. Lawrence Apartments (IL2-053)";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with All-Bry Construction Company in the amount of \$859,250.00 for masonry repairs at Major Robert H. Lawrence Apartments (IL2-053) at 655 W. 65th Street. The contract will be awarded for a term of five (5) months from the date of the Notice to Proceed, subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

(Item B4)

On March 16, 2004, the Board of Commissioners approved five firms to provide Prime Design Consultant (PDC) Services for seven contracts, each contract corresponding to a site specified in the Request for Proposal. Subsequent to the initial presentations, the Department of Procurement and Contracts (DPC) expanded the competitive range to allow two additional Respondents to make presentations before the Committee. This decision was made to specifically address concerns raised by the Evaluation Committee due to the limited number of Respondents in the initial competitive range who had offered proposals on the Scattered Sites – ADA properties. As a result, the Evaluation Committee was able to consider the presentations of all five Respondents who made proposals on Scattered Sites – ADA properties. After consideration of the written proposals and presentations, the Evaluation Committee determined that NIA Architects and Fox & Fox are best able to perform the needed PDC services. Accordingly, the resolution for Item

B4 approves award of four contracts to NIA and two contracts to Fox & Fox in the specified group mentioned in the Resolution.

RESOLUTION NO. 2004-CHA – 58

WHEREAS, the Board of Commissioners has reviewed Board Letter dated March 29, 2004, entitled “Authorization to execute four (4) contracts with NIA Architects, Inc. and two (2) contracts with Fox & Fox for Prime Design Consultant Services at Scattered Sites – ADA Properties”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute contracts with NIA Architects, Inc. in the amounts of (1) \$186,500.00, (2) \$180,000.00, (3) \$193,500, and (4) \$195,000.00, and with Fox & Fox in the amounts of (5) \$280,000.00 and (6) \$270,000.00 for Prime Design Consultant Services. The contracts shall take effect on the dates of the individual Notices to Proceed, and shall continue until the end dates indicated in the individual contracts, subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

(Item B5)

The resolution for Item B5 approves funding for LR ABLA LLC for environmental remediation activities at the ABLA “Roosevelt Square Development” site. The LR ABLA LLC team was the successful respondent pursuant to the June 2002 solicitation issued by Habitat for the redevelopment of the ABLA Site. HUD has indicated that since a competitive process was engaged to procure the ABLA Redevelopment Team as identified in the Plan approved by HUD, and since the engineered barrier approach to remediation involves construction elements to be performed post-closing, there is justification to enter into this contract. The benefits realized by entering into a contract are continuity of schedule, continuity of activity and economy of scale.

RESOLUTION NO. 2004-CHA- 59

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated, May 4, 2004, “Authorization to enter into a contract with LR ABLA LLC for Environmental Remediation Activities at the ABLA Roosevelt Square Development Site”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with LR ABLA LLC for environmental remediation activities at the ABLA “Roosevelt Square” development for a total amount not to exceed \$4,287,831.78 (\$3,942,193.76 represents 200% of the estimated remediation costs on the ABLA Rental Redevelopment Site and \$345,638.02 for the limited remedial activities on the ABLA Designated For-Sale Redevelopment Site). The term of the LR ABLA LLC contract shall be the earlier of: the receipt of a “No Further Remediation” letter from the Illinois Environmental Protection Agency with regard to the ABLA Rental Redevelopment Site, or two years, subject to a one year extension if approved by HUD. The permit and right of entry for the Designated For-Sale Properties shall commence upon the date of execution of the Agreement and shall terminate 120 days from the date of execution or until the Authority conveys possession of the Property to Developer and/or one of the Owner Entities, whichever event shall first occur.

The Omnibus Motion to adopt resolutions for Items B1 through B5 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Mamie Bone
	Earnest Gates
	Dr. Mildred Harris
	Lori Healey
	Michael Ivers
	Martin Nesbitt
	Carlos Ponce
	Sandra Young
Nays:	None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner Young, Chairperson of the Tenant Services Committee, then presented her monthly report. Per Commissioner Young, the Tenant Services Committee held its regularly scheduled meeting on Wednesday, May 12, 2004, at the 626 Corporate Office. According to Commissioner Young, Rayne Martine, Director of Relocation, and representatives from East Lake Development & Management Corporation presented the Committee with an update on Social Services at Rockwell Gardens.

Commissioner Young then introduced an Omnibus Motion for the adoption of Resolutions for Items C1 through C5 discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item C1)

In June 2004, the CHA Board of Commissioners approved a Development Agreement with Stateway Associates, L.L.C. (Stateway Associates) for the overall redevelopment process at Stateway Gardens. The team is responsible for preparing funding applications, obtaining financing, construction, and the coordination of community and supportive services (CSS). The resolution for Item C1 approves award of contract to Stateway Associates to provide CSSs based on their response and proposal to the RFQ. The primary focus of the CSS Agreement will be to assist CHA families that have chosen to return to the Stateway Gardens mixed income community. Case Management services will be specifically designed to address site specific criteria and the barriers a family may face in meeting the criteria and thus returning to the Stateway Gardens community. As admission to the new Stateway Gardens community requires that each household satisfy a work requirement, employment services will be at the center of Stateway Associates plan. The scope of services will also include outreach and engagement, assessment, case management and referrals.

RESOLUTION NO. 2004-CHA-60

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated April 15, 2004, entitled "Authorization to negotiate and enter into a contract with Stateway Associates LLC to provide Community and Supportive Services to the Revitalized Stateway Gardens Community"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to negotiate and enter into a contract with Stateway Associates, LLC to provide community and supportive services to the Stateway Gardens development, in an amount not to exceed \$541,000 .

(Item C2)

In September 13, 2002, the Board approved a Development Agreement with Eastlake Management & Development Corporation, the development team selected for the Rockwell Gardens redevelopment project. As mentioned in Item C1, Stateway's development team responsibilities and primary focus of the CSS Agreement are similar to the proposed Rockwell Agreement. Accordingly, the resolution for Item C2 approves award of contract to Eastlake Management & Development Corporation to provide CSS services to the Rockwell Gardens development.

RESOLUTION NO. 2004-CHA-61

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated April 15, 2004, entitled "Authorization to negotiate and enter into a contract with EastLake Management & Development Corporation to Provide Community & Supportive Services to the Rockwell Gardens Community"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to negotiate and enter into a contract with Eastlake Management & Development Corporation to provide community and supportive services to the Rockwell Gardens development, in an amount not to exceed \$250,000, subject to HUD Approval.

(Item C3)

Under the provision of the CHA Leaseholder Housing Choice and Relocation Rights Contract, the Authority is responsible for the employment of an independent auditor to ensure monitoring and tracking of the relocation process. Accordingly, the resolution for Item C3 approves award of contract to Rita A. Fry. As monitor, Ms. Fry will be responsible for reviewing CHA's contractual obligation to residents in Phase IV of the "move out" process that begins in 2004 for families moving out of their current development and the "move in" process for families moving into replacement housing at the sites where rehabilitation of public housing and redevelopment of mixed income communities has begun. Both the CHA and the Central Advisory Council agree that monitoring of the process should be performed by Ms. Fry.

RESOLUTION NO. 2004-CHA- 62

WHEREAS, the Board of Commissioners has reviewed Board Letter dated April 1, 2004, titled "Authorization to enter into a contract with Rita Aliese Fry, Relocation Monitor;"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a one-year contract with Rita Aliese Fry, to be the Relocation Monitor, in an amount not to exceed \$500,000.

(Item C4)

Although the CHA no longer directly provides social services to its residents, it wants to ensure a summer pre-internship employment training opportunities is available for its young adult population. Accordingly, the resolution for Item C4 approves award of contract to After School Matters, a not-for-profit corporation, to administer the Program. The program is scheduled to run from July 5 through August 13, 2004, five days per week, four hours per day, and will serve approximately 220 fourteen and fifteen year old teenage CHA residents. Participants will receive instruction in basic academic skills, including reading, writing and math. Participants will also receive instruction on how to complete an employment application, prepare a resume and how to go on a job interview. In addition, the participants will receive training on personal life skills such as shopping, budgeting and banking. The CHA has been assured that After School Matters, will hire qualified CHA residents to assist in operating the program.

RESOLUTION NO. 2004-CHA- 63

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated April 26, 2004, entitled "Authorization to Enter Into A Contract With After School Matters, a 501 (C) (3) Not For Profit Corporation Of The City of Chicago, To Provide A Summer Pre-Internship Employment Training Program For Fourteen and Fifteen Year Old CHA Residents":

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a noncompetitive contract with After School Matters, Inc., a 501 (C)(3) not for profit corporation, to provide a summer pre-internship employment training program for fourteen and fifteen year old CHA residents for the period of July 5, 2004 through August 13, 2004 for a total amount not to exceed \$271,280.00.

(Item C5)

The resolution for Item C5 ratifies the extension of Windows of Opportunity contract for the option year beginning January 1 thru December 31, 2004. The extension of this contract will allow Windows of Opportunity to continue performing the following services for CHA: raise funds for new and ongoing resident initiatives, serve as fiscal sponsor to local/community based organizations that serve CHA communities and residents, and serve as fiscal agent to the CHA, receiving grants or contributions whose acceptance requires a nonprofit status. In addition Windows forms and maintains partnerships/linkages with outside community groups, service providers and funding sources and works closely with CHA staff and residents to identify gaps in services and seek resources to fill those gaps. At the end of the 12-month option term, recommendations will be made regarding CHA's future funding, structure, and role of Windows of Opportunity.

RESOLUTION NO. 2004-CHA-64

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated April 16, 2004, entitled “Ratification to Exercise Option Year of Current Contract with Windows of Opportunity, Inc.” and concurs with the recommendations therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners of the Chicago Housing Authority hereby ratifies the extension of the Contract with Windows of Opportunity, Inc. for twelve months, January 1, 2004 to December 31, 2004 in an amount not to exceed \$136,350.00, and approved by HUD on January 15, 2003.

The Omnibus Motion to adopt resolutions for Items C1 through C5 was seconded by Commissioner Gates and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Mamie Bone Earnest Gates Dr. Mildred Harris Lori Healey Michael Ivers Martin Nesbitt Carlos Ponce Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

S/B: Sharon Gist Gilliam
Chairperson

S/B: Lee Gill, Custodian and
Keeper of Records